



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Application Type: FULL

Applicant:

Mr & Mrs K Wint Ullswater Drive, Cheadle, Staffordshire,
 ST10 1SU

Officer: Tracey Lunn

Our Reference: SMD20220492

District Reference: SMD/2022/0492

Date Received: 22-Sep-2022

Date Responded: 30-Nov-2022

Particulars of Development:

Proposed two storey side extension to the house and a replacement garage

Location of Development:

10,Ullswater Drive,STOKE-ON-TRENT,ST10 1SU

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Sep-2022

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Ullswater Drive or Windemere Way within a 50-metre radius of the property for the previous five years.

Background;

The property is located on Ullswater Drive at its junction with Windemere Way (Road No. D1269), both are unclassified roads with a speed limit of 30 mph and serve residential properties, there are footways and street lighting.

Proposal;

Proposed two storey side extension to the house and a replacement garage.

Comments on Information submitted:

The proposal is for the construction of a two-storey extension to the side elevation of the property to form and extended living, family, kitchen area with a master en-suite bedroom and 5th bedroom above.

It is also proposed to demolish the existing garage and construct a new garage.

The properties footprint will increase from 3 to 5 bedrooms and will require parking for 3 vehicles to meet with Staffordshire Moorlands Parking Standards which state; Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The proposed garage along with the remaining off-highway parking accessed off Windemere Way will provide parking for 2 vehicles. This does not meet with the Parking Standards and therefore an additional parking for a 3rd vehicle is proposed off Ullswater Drive as detailed in Drawing Number 22/067/05/A. Modification to the kerb line (dropped kerbs) will be required to enable vehicles to utilise the parking space. An application to Staffordshire County Council to drop the kerbs will be necessary.

The existing vehicle access to the replacement garage will remain unchanged by the proposal.



I have no objection to the proposal (application number SMD/2022/0492) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the access to the parking area off Ullswater Drive has been completed within the limits of the highway as vehicular access crossing.

The development hereby permitted shall not be brought into use until the parking area has been provided as detailed in submitted plan 22/067/05/A, and surfaced, sustainably drained, and kept as intended for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

INFORMATIVE

Please note that prior to the access crossing being constructed, a Section 184 Notice of Approval from Staffordshire County Council is required.

Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Note to Planning Officer;

This response is based on Drawing Number 22/067/05/A.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority